





- **Purpose Built Flat**
- **First Floor Flat**
- **Two Bedrooms**
- **Spacious Living Room**
  - **Fitted Kitchen**
- **Ensuite To Master Bedroom**
  - **Family Bathroom**
- **Allocated Parking Space**
  - **Double Glazing**
- **Close to Supermarkets, Schooling And Access To The A12/A14**

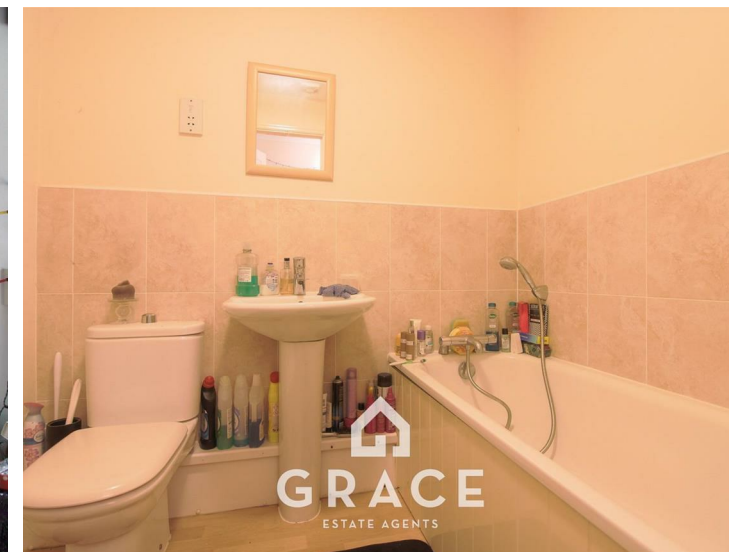
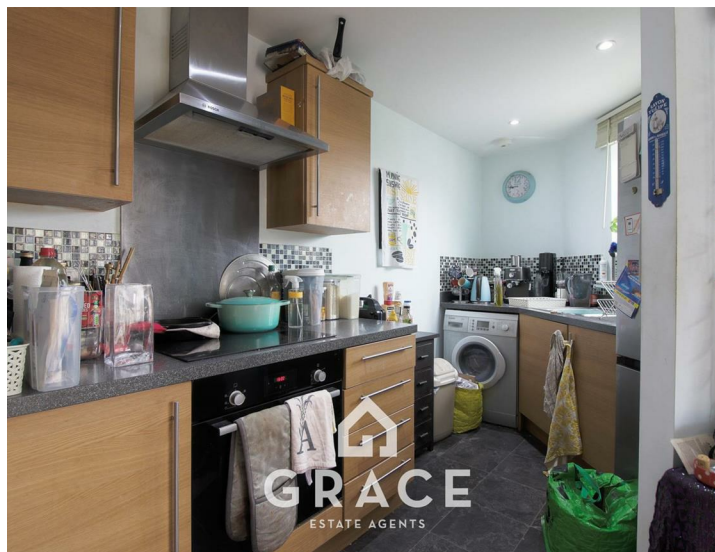
GRACE ESTATE AGENTS are delighted to present this two bedroom first floor flat, a great opportunity for those looking to invest in a modern, low-maintenance property in a sought-after location.

Upon entering, you will find a spacious reception room, two comfortable bedrooms, one with an ensuite, providing ample space for a small family or professionals seeking a home office and a family bathroom.

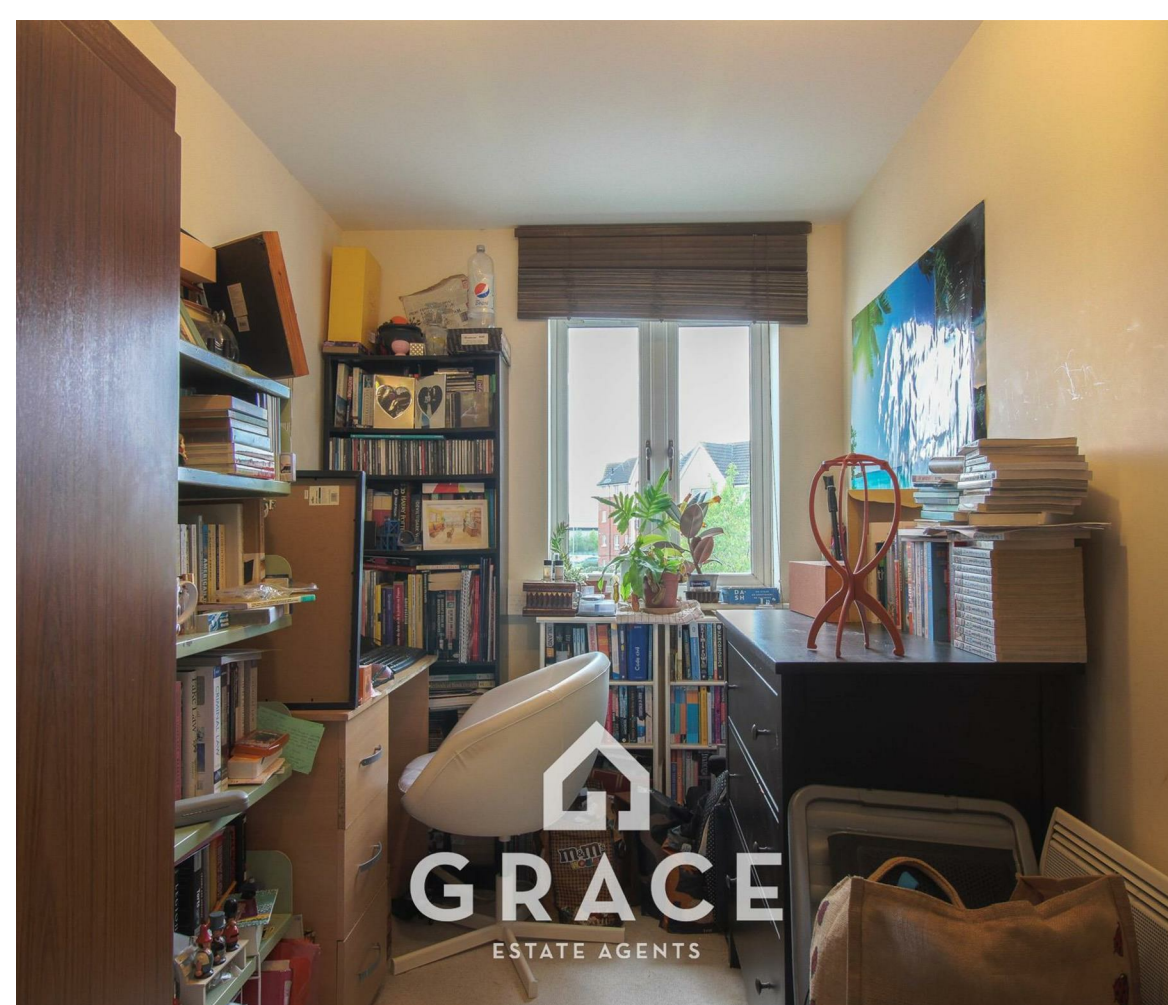
The property also includes the added benefit of parking for one vehicle, a valuable feature in this bustling area. Hyperion Court is ideally situated, offering easy access to local amenities, transport links, and the vibrant culture of Ipswich.

### Location

The development is approximately seventeen years old and comprises of houses and flats with grassy communal areas, as well as fenced communal gardens, bike racks and intercom entrances. It is superbly located with ease of access to both the A14 and A12, as well as either Ipswich town and waterfront in one direction and outlying villages in the other. With plenty of shops, restaurants and amenities in either walking distance or a short drive away.







### Communal Entrance Hall

Security entrance system with access to communal hallway and stairs to first floor landing.

### Entrance Hall

Security entry phone, built in storage cupboard and electric panel heater and access to bedroom two, master bedroom, bathroom and living room.

### Living Room

20'0 x 13'4 (6.10m x 4.06m)

Two double glazed windows, two electric panel heaters and access to the kitchen.

### Kitchen

12'2" x 7'4" (3.73m x 2.24m)

Double glazed window, single bowl stainless steel sink with mixer tap, matching eye level and base units with worktops over, single electric oven with ceramic hob and stainless steel filter hood over, space for fridge/freezer, space for washing machine.

### Bathroom

6'9 x 5'7 (2.06m x 1.70m)

Extractor fan, electric heated towel radiator, low level WC, pedestal wash hand basin with mixer tap, panel bath with shower on riser rail and tiled splashbacks.

### Master Bedroom

18'4" x 8'9" (5.59m x 2.69m)

Double glazed window and electric panel heater.

### Ensuite

8'10 x 4'4 (2.69m x 1.32m)

Extractor fan, electric heated towel radiator, low level WC, pedestal wash hand basin with mixer tap, corer shower unit with shower on riser rail and screen doors.

### Bedroom Two

13'9 x 6'1 (4.19m x 1.85m)

Double glazed window and electric panel radiator.

### Communal Areas

Outside the property there is a communal bin store, communal bike rack, allocated parking space and visitor parking area.

### Service Charges

Lease length: 999 years

Lease time expired: 982 years left approximately.

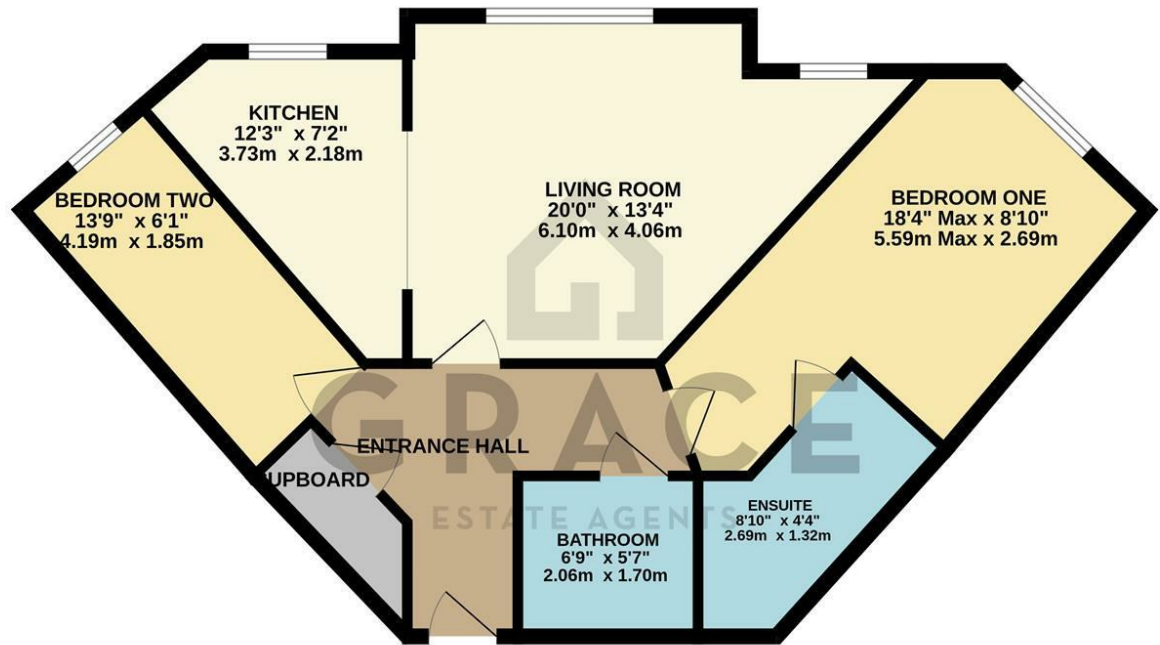
Service charge £1,584 per annum approximately.

Ground Rent: £300 per annum, will be increasing to £600 per annum in the next couple of years.

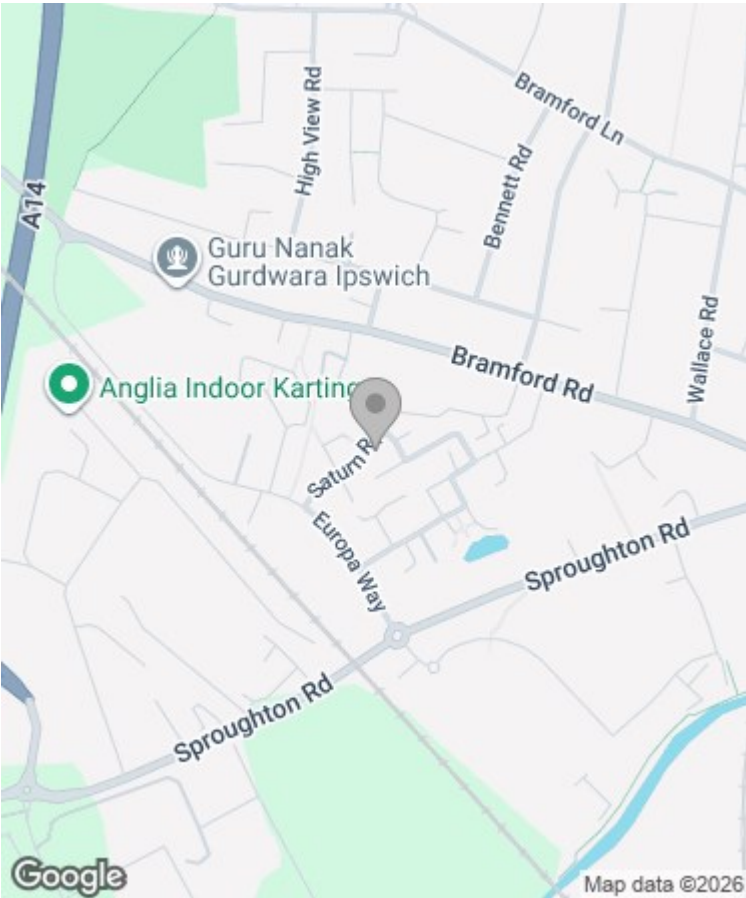
EPC - please ask advertising agent.



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	